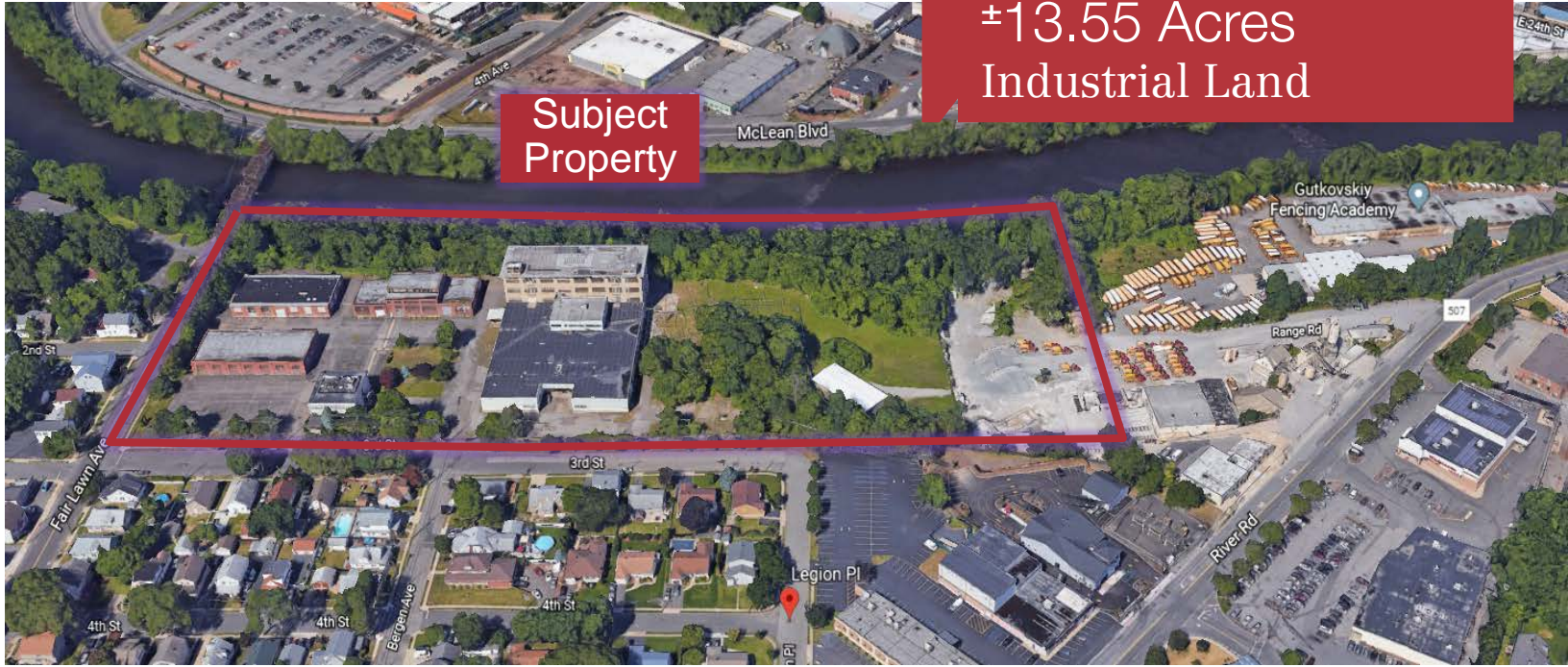


For Sale
±13.55 Acres
Industrial Land

**Subject
Property**



14-00 Third Street

Fair Lawn, New Jersey

Property Features

- 13.55 acres (587,189 Square Feet)
- 1,325 feet frontage along Third Street and 450 feet along Fair Lawn Avenue
- Municipal utilities include water, sewer, electric and gas
- The property was formerly used as a chemical manufacturing plant and is improved with 6 buildings that total approximately 165,424 square feet.
- All buildings are vacant and have been out of service for at least ten years. At the present time, two acres at the northern end of the property are leased on a month-to-month basis to a concrete plant. As part of environmental remediation, a series of extraction wells and a treatment station are located on approximately four acres of the property.
- **Environmental Note:** Seller will maintain all regulatory obligations related to ground-water treatment and require continued access to the 4-acre parcel for maintenance, operation and modification as necessary of the extraction wells and treatment system. In addition, the property is subject to certain restrictions and requirements related to soil and groundwater conditions that the buyer will need to adhere to. The buyer will be responsible for all NJDEP remediation related filings and approvals required for redevelopment, in addition to the customary local, county and state approvals, and any long term obligations related thereto after closing.

1315 Stelton Road
Piscataway, NJ 08854

732 985 3000 | naidb.com

For Further Information Please Contact Exclusive Broker:

Thomas Kirczow
Senior Vice President

732 985 3000 ext. 231 | tkirczow@naidb.com

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